



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: September 2, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Pincetl, Valadez, Louie, Pedersen

Ex Officio Members:

Director of Public Works: Mr. Andy Narag, Senior Civil Engineer

County Counsel: Ms. Elaine Lemke, Principal Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Valadez – That the agenda for September 2, 2015 be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Alexanian reported to the Commission that at yesterday's Board of Supervisors meeting, the Board adopted the Historic Preservation Ordinance. The new ordinance will become effective on October 1, 2015.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Louie/Pedersen – That the minutes for August 5, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Pedersen, Modugno and Pincetti in favor and Commissioner Valadez being recorded abstaining.

PUBLIC HEARINGS

Land Divisions

Project Approved

6. **Project No. R2014-00667-(4). Applicant: Brandywine Homes. 14000 Telegraph Road, South Whittier. Sunshine Acres Zoned District. a. Vesting Tentative Tract Map No. 072684. To create two multi-family lots with 53 townhouse condominium units in 12 detached buildings on 3.67 gross acres within the C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) Zones. b. Plan Amendment No. 201400002. To amend the Countywide General Plan Land Use Categories from O (Open Space) and 1 (Low Density Residential: 1-6 dwelling units per acre) to 3 (Medium Density Residential: 12-22 dwelling units per acre). c. Zone Change No. 201400002. To change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone. d. Conditional Use Permit No. 201400028. To establish the Development Program Zone, off-site transport of grading material exceeding 1,000 cubic yards, modify yard setbacks and wall height. e. Parking Permit No. 201400009. To allow a reduction of one guest parking space for Lot 1 and relocation of one required guest parking space from Lot 1 to Lot 2, and modify parallel parking space requirements. f. Environmental Assessment No. 201400058. To consider a Mitigated Negative Declaration with impacts reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Ms. Hikichi presented the staff report followed by testimony from Annalisa Armanino and Bryan Thienes, the applicant's representative in favor of the project. Noah Rodriguez, a member of the public spoke in opposition of the project expressing concerns with the impacts to the intersection and traffic, questioned how the project will improve aesthetics and increase prices and how the project will be an improvement to the neighborhood.

Commissioner Pedersen raised concerns with regard to making a left turn onto Telegraph Road from Bramlebush Avenue.

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PUBLIC HEARINGS (Cont.)

Land Divisions

The applicant responded that the Traffic Signal Warrant Study did not meet the threshold for a signal but will work with Department of Public Works (DPW). DPW suggested adding a condition for the applicant to work with DWP on conducting further traffic analysis and study with regard to making a left turn onto Telegraph Road from Bramblebush Avenue.

In addition, Ms. Armanino stated the project will improve Telegraph Road's streetscape with new development. Instead of a pool, the project entails a community garden to give the residents the opportunity to grow their own vegetables.

Motion/second by Commissioners Pedersen/Pincetl – That the Regional Planning Commission close the public hearing and adopt the mitigated negative declaration pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Pedersen/Valadez – That the Regional Planning Commission approve Vesting Tentative Tract Map No. 072684, Conditional Use Permit No. 201400028 and Parking Permit No. 201400009; and recommend to the Board of Supervisors approval of General Plan Amendment No. 201400002 and Zone Change No. 201400002 with findings and conditions of approval and added condition: Prior to final map approval, the permittee shall work with the Department of Public Works on conducting additional traffic analysis and study with regard to the intersection at Bramblebush Avenue and Telegraph Road. The permittee shall comply with all traffic mitigation measures to the satisfaction of the Department of Public Works.

At the direction of the Chair, the item passed unanimously.

Zoning Permits - North Section

Action Taken as Noted

7. **Project No. R2012-02978-(5). Conditional Use Permit No. 201200166. Applicant: Residential Fund 1347, LLC. 36200 Paradise Ranch Road. Castaic Canyon Zoned District. To authorize the continued operation and maintenance of a 94 unit mobile home park. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Ms. Chi informed the Commission that the applicant, Residential Fund 1347, LLC, is requesting a continuance for an additional two and a half months to resolve a water well issue in order to avoid having to tie parcels together. Liza Ahn, the applicant's representative, was available to answer any questions if the item was not continued.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - North Section

Ms. Chi also indicated that she received an email from John Kunak, a member of the Castaic Area Town Council (CATC) indicating that the CATC voted unanimously to support the request for the continued operation and maintenance of the mobilehome park.

Motion/second by Commissioners Louie/Valadez – There being no members of the public present, the item was not open and the Regional Planning Commission continued the item to Wednesday, November 18, 2015 to allow the applicant additional time to resolve a water well issue in order to avoid having to tie parcels together.

At the direction of the Chair, the item was continued to Wednesday, November 18, 2015.

Zoning Permits - West Section

Project Approved

8. **Project No. R2013-03567-(2). Conditional Use Permit No. 201300181. Applicant: Michelle Y. Lee. 715 E. Alondra Boulevard. Willowbrook-Enterprise Zoned District. To authorize the continued use of a truck parking/storage lot and drayage yard with activities (parking of commercial vehicles and storage) conducted outside of an enclosed structure in the M-1 Zone and located within 500 feet of a residential zone in the West Rancho Dominguez-Victoria CSD. This project is categorically exempt Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures, pursuant to CEQA reporting requirements.**

Mr. Temple presented the staff report followed by testimony from Steven Reyes and Charles Santos, the applicant's representative in favor of the project. There being no members of the public present in opposition, no rebuttal was required.

Commissioner Louie raised a question regarding the type of landscaping on the front fence. Mr. Reyes responded that it would be a vine-type vegetation that could crawl over the fence.

Motion/second by Commissioners Louie/Pincetl – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Louie/Pincetl – That the Regional Planning Commission approve Conditional Use Permit No. 201300181 with findings and conditions of approval.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

At the direction of the Chair, the item passed with Commissioners Louie, Pincetti, Modugno and Valadez in favor and Commissioner Pedersen being recorded as absent from vote (Left at 9:35 a.m.). The appeal period for this item ends on Wednesday, September 16, 2015.

Zoning Permits - East Section

Action Taken as Noted

9. **(Appeal of Hearing Officer's Approval). Project No. R2014-02565-(5). Conditional Use Permit No.201400121. Applicant: Verizon Wireless. 4337 N. Sunflower Avenue. Charter Oak Zoned District. To authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility disguised as a decorative 46 feet high steel frame in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot size) zone. This project is categorically exempt Class 3 – New Construction or Conversion of Small Structures, pursuant to CEQA reporting requirements.**

Commissioner Modugno informed the members of the public the procedures and role the Regional Planning Commission takes on appeals and the established time limits. He indicated that the filing of an appeal vacates the decision from which the appeal is taken. Due to the large amount of members of the public present, no presentation was provided by staff.

The appellant, Mr. David Lumiqued, provided testimony in opposition expressing concerns on: 1) inadequate proper notification; 2) aesthetics of the proposed WTF; 3) health concerns that the project is near schools and other sensitive uses; 4) interferences with existing services, exposure to radio frequency emission and future co-location of other WTFs; 5) zoning designation; 6) visibility of the WTF from nearby hiking trails; 7) inadequate parking and CUP condition prohibiting commercial use; 8) significant gap in coverage and E911 service standards have been satisfied; 9) burden of proof requirements are not being met; and 10) a petition with 716 signatures, 18 affidavits from Verizon customers and 229 letters from the surrounding community opposing the WTF at this location.

A total of 26 additional members of the public provided the following strong substantial evidence regarding the location of the project: 1) aesthetics; 2) cumulative impacts; 3) alternative sites; 4) the adverse impacts affecting their peace, comfort and welfare to the residents in the surrounding area by protesting in 105 degrees weather; 5) lost of bonding

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PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

time with children and family; 6) property value be impaired; and 7) the added stress created by this project.

Testimony was followed by the applicant's representative, Ross Miletich and Michelle Felten in support of the project. They indicated that other alternative sites were considered but did not provide the gap coverage for Charter Oak. He indicated that the request is for a cell tower for future capacity coverage for marketing materials devices of e-readers, tablets, and laptops which currently does not provide for the extended capacity coverage.

Rebuttal was taken from Mr. Lumiqued, who stated that the inconsistency with gap coverage and future capacity is not what the application is calling for. Verizon did not provide sufficient evidence on lack of coverage. They requested the project be denied.

Commissioner Modugno stated that the applicant's burden of proof for coverage did not demonstrate lack of coverage. The need for capacity was not analyzed by staff and the parking allocated for the church will be reduced by the WTF equipment thereby, creating a violation of the Conditional Use Permit for the church.

Motion/second by Commissioners Louie/Valadez – That the Regional Planning Commission indicate its intent to deny the permit and instruct staff to return on Wednesday, October 28, 2015 with findings for denial. Additionally, the Commission requested that zoning enforcement staff inspect the property to determine whether the property is in compliance with the condition of their Conditional Use Permit.

At the direction of the Chair, the item was continued to Wednesday, October 28, 2015.

PUBLIC COMMENT

10. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

11. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

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CONTINUATION OF REPORTS (Cont.)

12. Commission/Counsel/Director Reports

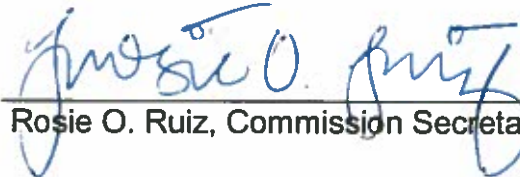
Commissioner Modugno raised concerns on memorandums received by staff regarding request for the Sale of Craft Beers and Hearing Examiner Process for the Commission review. He suggested that these topics be placed on the agenda for Discussion and Possible Action to allow them the opportunity to evaluate and respond and allow members of the public input.

County Counsel indicated that all matters before the Commission review should be agendalized. Staff was instructed by the Commission to schedule these matters for a future date.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 12:34 p.m. to Wednesday, September 16, 2015.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Pat Modugno, Chair



Sorin Alexanian, Deputy Director
Current Planning Division